

FIRE FACT NO. 051 CHECKLIST(s) : 99R

TITLE : RESIDENTIAL BOARD AND CARE

CHECKLIST ITEM(s) : 99R

REFERENCE(s) :

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INTRODUCTION

This Fire Fact provides clarification of the safety features needed for different types of residential settings, and for those adults who are not capable of taking self-preservation measures. This information should be helpful to Community Developmental Disabilities Organizations, licensed community service providers, or other agencies or people who provide services or care to adults with developmental disabilities, in understanding basic fire safety measures which should be addressed.

Some general rules to keep in mind: different rules apply depending upon the number of people living in a home or other residential setting; the level of support those people would need in the event of a fire; and whether the current usage constitutes a “new” or “existing” facility. Fire and life safety risk increases proportionally with the number of residents in a home or other residential setting; settings with six or more residents have more required fire and life safety features; and new facilities are expected to meet all current code requirements.

DEFINITIONS

Assisted Care: this refers to an adult who, unless assisted by another person, does not possess the physical, cognitive and/or behavioral ability to consistently take self preservation measures, including:

1.) Getting out of bed, and

Moving in a normal path to safety in a *reasonable period of time* during a fire, severe weather, or other emergency. {Note: as to “*reasonable period of time*,” this requires some individual consideration.

However, experience would suggest that any time over four minutes from the start of a fire dramatically increases the person’s exposure to risk of serious injury or death.}

New Facility: this refers to a structure which falls in any one of the following categories, or has been created/modified to fit in any one of the following categories since June 1st, 1996.

- 1.) It’s proposed use is modified from it’s original use (for example, a home used as a one or two family dwelling is converted to provide care to 3-5 individuals who need assisted care);
- 2.) There is an increase in resident capacity or living space in an existing structure (that is, there are more people living there, or people are living in space that was not formerly used as living space), or

The home or residential setting has been available for occupancy on or after June 1st, 1996.

One or Two Family Dwelling: This includes a home or residential setting which meets either of these two descriptions:

- 1.) *An individual or married couple* who receives services or assistive care in their own home, or rental/lease duplex or apartment unit, whether or not licenced ; or,

Two unrelated individuals who receive services or assistive care in their own home, rental/lease duplex or apartment unit, or who receive services or assistive care in the home or residential setting of the service/care provider, whether or not licenced.



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LIFE SAFETY FEATURE REQUIREMENTS

The following life safety information is divided into four categories, which should be carefully considered to determine which life safety features are required per home or residential setting:

- A.) one or two family dwellings;
- B.) existing facilities with 3 or more people who require assisted care;
- C.) new facilities with 3, 4, or 5 people who require assisted care;
- D.) new facilities with 6 or more people who require assisted care.

A. One or Two Family Dwellings: One or two family dwellings are not regulated by the Kansas State Fire Marshal, per Kansas Statute 31-133, and will no longer be routinely inspected. These facilities are accepted as providing an appropriate level of life safety with the owner providing an operational smoke detector inside the sleeping rooms and outside sleeping rooms in the path of exit, and a compliant escape window from sleeping rooms. (Detailed information as to a “compliant escape window” may be obtained from the Kansas State Fire Marshal’s Office. Also see the Fire Facts in the Kansas Buildings Fire Safety Handbook. The substantive outcome must be that there are two escape from every room used for sleeping, which the person using the room can readily utilize for effective escape in the event of a fire).

B. “Existing Facilities” with 3 or more Assisted Care Residents: If there are 3 or more people who require assisted care support in the event of a fire, living in an “existing facility” (any facility other than a “new facility” as defined above), the following life safety features must be met:

- 1.) Fire drills shall be conducted once each month at different times including daytime, evening, and nighttime hours. Fire drills shall include actual evacuations following a documented emergency plan.
- 2.) Fire drills must include evacuation procedures for people who use a wheelchair or otherwise have mobility impairments, in addition to people without such impairments, and occupants during drills must vacate the building to areas of refuge. (See Fire Fact 029)
- 3.) Fire drills must include a review of the emergency plan and the execution of the assigned employee duties.
- 4.) Fire drills shall be documented and maintained for review by the Kansas State Fire Marshal’s Office. (See Fire Facts 005, and 028).
- 5.) Emergency plans shall be available to all staff. This shall be a written plan for protecting all persons in the event of a fire and may include keeping persons in place, and/or their evacuation into areas of refuge or from the building. The plan shall include special staff response, and fire protection procedures needed to insure the safety of any resident. All employees shall be made aware of the plan and review it at a minimum every two months. (See Fire Fact 005)
- 6.) A manual fire alarm system shall be provided. Exception: interconnected smoke detection throughout the facility. (See Fire Facts 031, 036, 037).
- 7.) In non-sprinklered facilities, smoke compartmentation is required to fully separate each floor level with sleeping rooms in the building into a minimum of two compartments, except:
 - a.) If the corridor length is less than 150 feet, or
 - b.) When all sleeping rooms exit directly to the exterior.
- 8.) Smoke compartmentation shall be one hour fire resistive partitions or walls. No unprotected openings are allowed through corridors walls or doors including transoms and transfer grills. Ducts do not require smoke dampers.
- 9.) The minimum exit corridor width shall be 36 inches wide. When the exit corridor serves 50 or more occupants, it shall be 44 inches wide.

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- 10.) Emergency lighting fixtures shall be provided in all corridors and exit stairs, except when all sleeping rooms exit directly to the exterior. (See Fire Fact 024).
- 11.) In non-sprinklered facilities, the maximum travel distance from every portion of the building to the nearest exit or horizontal exit is 100 feet.
- 12.) Exit corridors and stairway finish on walls and ceilings shall have a minimum flame spread of Class B unless otherwise accepted by the Kansas State Fire Marshal's Office in writing. (Acceptable interior finishes in buildings are rated between 0-200 flame spread and smoke development rating less than 450. These ratings are determined by qualified laboratories, and should be posted on materials or in literature on these finishes. A Class B finish has a flame spread not greater than 75, and a smoke development rating of less than 450). See Fire Fact 022.
- 13.) In non-sprinklered buildings, a smoke detection system is required to be located in exit corridors and common areas powered by the building electrical system. Battery detectors must have been previously accepted by the Kansas State Fire Marshal's Office in writing. Testing and maintenance must be properly documented. (See Fire Facts 005, 006, 007). Inspectors will sample battery operated detectors to verify operation.
- 14.) In non-sprinklered buildings with 16 or less residents; sleeping rooms within 20 feet of the ground shall have a second means of egress that is independent and remote from the primary exit. This exit must be accessible for fire department rescue. This exit can be:
 - a.) A door, a stairway, passage or hall providing a way of unobstructed travel to a public way,
 - b.) A passage through an adjacent non-lockable space to any approved means of escape,
 - c.) An approved escape window. (See Fire Fact 023).
- 15.) Closet doors shall be readily opened from the inside in an emergency. Bathroom door locks shall be designed to be opened from the outside in an emergency. The opening device shall be readily available to the staff.
- 16.) In non-sprinklered buildings, sleeping rooms shall be separated from corridors and other common spaces by walls capable of resisting smoke, and a minimum of 1 ¾ inch thick solid bonded wood core doors, self or automatic closing and latching.
- 17.) Each sleeping room shall be provided with a smoke detector powered by the building electrical system. Battery smoke detectors must have been previously accepted by the Kansas State Fire Marshal's Office in writing. Testing and maintenance must be properly documented. (See Fire Facts 005, 006, 007). Inspectors will sample battery operated detectors to verify operation.

C. "New Facilities" with 3 – 5 Assisted Care Residents: If there are 3, 4, or 5 people who require assisted care support in the event of a fire, living in a "new facility" as defined above, the following life safety features must be met:

- 1.) An approved residential/quick response sprinkler system (NFPA 13D) designed and installed by approved entities, shall be appropriately maintained at all times.
- 2.) Sleeping rooms separated from non-sleeping rooms by barriers and doors which resist the passage of smoke.
- 3.) Interconnected smoke detectors throughout all occupiable areas which shall immediately alert all staff and people living in the home or residential setting.
- 4.) Emergency lighting shall be provided in common egress areas.
- 5.) An emergency plan shall be in place with staff trained as to how to handle abnormal/emergency conditions.
- 6.) Hazards such as flammable/combustible liquids, cooking, utilities, etc., shall be handled in accordance with existing codes and standards.

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D. “New facilities” with 6 or more Assisted Care Residents: Effective January 1, 1999, new facilities with 6 or more people who require assisted care would be considered as I.1 Nursing Homes (Nonambulatory) or I.2 Nursing Homes with Ambulatory Occupants and no new facility will receive Kansas State Fire Marshal’s Office acceptance for licensure or occupancy without:

- 1.) Every new facility shall designate a single point contact with KSFMO. All communication and correspondance to and from the facility shall be through the designated single point contact.
- 2.) Every new facility shall submit a code footprint to KSFMO for approval prior to licensure.
- 3.) Every new facility shall submit plans for an automatic or manual fire alarm or suppression system. These plans shall be sealed by a Kansas licensed engineer and shall be accompanied by a certificate of completion. See Uniform Fire Code 1997 Ed. Section 1-7.1.
- 4.) Every new facility shall submit a copy of the Contractors Material and Test Certificates. See Uniform Building Code 1997 Ed. Chapter 8.